

CITY OF HAHIRA

MARCH 1, 2022

WORK SESSION

6:00 P.M.

COURTHOUSE

The Mayor and Council met for a Work Session at the Hahira Courthouse with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Tony Rosatti, Louise White, Mason Barfield and Mayor Pro Tem Kenneth Davis. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Assistant Fire Chief David Thompson, Police Chief Terry Davis, PWD Willie Jones and MSD Jennifer Price.

REVIEW/CORRECTION OF MEETING MINUTES:

A. FEBRUARY 1, 2022 WORK SESSION

B. FEBRUARY 3, 2022 COUNCIL MEETING

The Mayor asked if anyone had any questions or corrections regarding the minutes. None noted.

PUBLIC HEARING:

A. HA-2022-01 SPECIAL EXCEPTION REQUEST FOR DUPLEXES BY MARVIN BROKS-506 & 510 WEST LAWSON STREET (PLANNING AND ZONING ADMINISTRATOR)

Matt Martin stated this is a Special Exception request for residential duplex in R-10 zoning district. There are two different requests that will be voted on separately. We have two vacant lots, non-conforming lots. The owner would like to combine both lots at 506 and 510 W Lawson Street along with 9 foot from other side property. Mr. Walker's

mother's house is right behind this property and the property is vacant on the left and right side. The resident is wanting to combine the lots for one single development. Staff recommends increase of front set back from 10 to 15 feet and decrease of rear set back to 20 feet. The garage/parking would be on each side of the duplex and not in front. The Planning Commission approved 9-0 with 2 recommendations. 1) Combine all of the depicted subject property into one parcel of land 2) All parking shall be off street on private property and located to the sides of the duplex building. Driveways for each dwelling unit shall be paved and be of sufficient size to hold at least two automobiles entirely on private property. No parking in grass front area. 3) Special exception approval shall expire after one year from the date of approval.

B. HA-2022-02 VARIANCE REQUEST FOR DUPLEXES BY MARVIN BROOKS-506 & 510 WEST LAWSON STREET (PLANNING AND ZONING)

As discussed in above requests the staff recommends proposed reductions in both the minim front/rear setback, requirements consistent with Variance review criteria and recommend approval to the Council for reduced front yard setback of 15' from the property line and a reduced rear yard setback of 20' with the condition that any street facing garages or carports on the property be setback a minimum of 30' from the right of way line. The Planning Commission recommended the same setback reductions and conditions as recommended by staff with a vote of 9-0.

REVIEW OF BILLS/BUDGET OVERAGES:

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted.

DISCUSSIONS:

A. PROPOSED SUBDIVISION-UNION ROAD NORTH (JIMMY

WHATLEY) Mr. Whatley stated that he appreciates your time and he is here to present drawings of a proposed neighborhood. I am here representing Richard the land owner and it is contingent on zoning. It would be a 171 house neighborhood and would be 51 R-10 and 37 R-6 houses that will be mixed in together. It will be good for those just starting out and for those 55 years old and older that do not like much yard to keep up. It would HOA and that would tie in to the deed if any violations. IF you have 171 homes the benefit to the City would be \$532 per year in taxes and \$33,000 in water per year. IT would be good to put in E-1 system. There was then discussion about if this is good or not. They have to be replaced and it is expensive.

B. 2020 CENSUS REDISTRICTING (CITY MANAGER)

City Manager Sumner stated we do redistricting map every 10 years so that we will have equal distribution for each district. The first time it was drawn was in 2010. This is drawing is done by the DOJ. The Board of Elections needs a map. The next step would be a Charter amendment and it will be Public Hearing at 2 Regular meetings 60 days apart. There will be an ad that will run 1 time per week for 3 weeks. We need the public to know this has not been adopted. It is just being discussed at this point. The Mayor said we would like to authorize City Manager Sumner to move forward with this map and keep it in the City. We will take City input and move on from there.

C. 2022 SMALL CITIES CONFERENCE (CITY MANAGER)

City Manager Sumner would like to attend the first Small Cities Conference in Dublin. It is for Cities 5,000 or less which is 75% of all Cities in Georgia. IT will be for 3 nights from April 27-April 29th.

DEPARTMENT REQUESTS:

A. MAIN STREET UPDATE (MSD PRICE)

MSD Price stated we have collected \$5,800 in Sponsorship and we have the bands lined up. We have collected \$500 from vendors and \$500 in ticket sales. We will also have the Main Street Market at the end of the month on March 26th. We will also have Market at the end of April and the spring downtown the Saturday before Easter.

B. MOTHER-SON DANCE (MSD PRICE)

We would like to do a Mother-Son dance since the Father-Daughter dance was such a success. We would start out with one session each night, May 6 and 7th. The tickets would be \$25.00 and the total cost of the event would be \$1500.00.

C. TEACHER APPRECIATION DINNERS (MSD PRICE)

We do a Teacher Appreciation lunch each year. They would like to have the different schools on different days. The dates are May 26th and May 27th and it will be at the Methodist Church. The cost of food from Country Love will be \$1,750.

D. WELL #1 REPAIR ASSESSMENT (CITY MANAGER)

City Manager Sumner stated that Well #1 that is located at the Community Center started to malfunction and it is now shut down. The assessment cost to repair it is estimated to be \$7,500 from Donald Smith Company. For now Well #2 (Tillman) and #3 (Industrial park) have been working to pick up the slack.

E. GDOT TRANSPORTATION ALTERNATIVES PROGRAM-TASK ORDER #2 MOA (CITY MANAGER)

The GDOT Transportation program (TAP) was funded for the City of Hahira in 2018. It will cover sidewalks and streetlights on down Main Street to I-75. The TAP program has been moving forward and we now have phase II which is the design phase. The MOA is in your packet and this is a request for release of funds for Phase II. The cost will be \$390,807 from grant and \$78,163 from Transportation SPLOST. This will also address the line of the creek. Sumner stated that the Mayor and I met with the GA DOT project manager last week. TAP is not a fixed amount, cost may increase and they will match the cost.

F. GEORGIA RURAL WATER SPRING CONFERENCE FOR PWD JONES (CITY MANAGER)

City Manager Sumner stated that he would like to welcome the new PW Director Willie Jones. Mr. Jones would like to attend the GRWA Spring Conference May 11-13 at Jekyll Island.

G. CHIEF'S SUMMER CONFERENCE (CHIEF DAVIS)

Chief Davis would like to attend Police Summer Conference July 24-27th in Savannah. The cost of the class is \$425 and the lodging is \$189 per night.

H. HEALTH INSURANCE (CITY MANAGER)

City Manager Sumner stated that it is time to renew the Health Insurance for the employees. We have been with Partners Insurance for a years now and we have received an 18 month quote that is a 6% increase. We were expecting a 15% increase.

Insurance for the employees will stay the same except for the max out of pocket that is \$3,000 now it will go to \$3,500.

I. CONNECTION REPAIR FOR HOTEL-LITTLE RIVER (CITY MANAGER)

City Manager Sumner stated that we have a connection issue that needs valve repair at the Citgo/Hotel area on Hwy 122. We have contacted several companies and they are all busy at this time. Little River Contractors did give a quote of \$7,170 to repair the valve. It will take a few hours to repair and the water will be shut off at that time. They will do it in the middle of the night so that service interruption will not be a problem. This is SPLOST VIII eligible expense.

SET MARCH COUNCIL MEETING AGENDA:

ALL MOVED TO CONSENT AGENDA

SET MARCH CONSENT AGENDA:

-2020 CENSUS REDISTRICTING MPA-AUTHORIZATION FOR CHARTER AMENDMENT PROCESS

-2022 SMALL CITIES CONFERENCE-CITY MANAGER JONATHAN SUMNER

-MOTHER-SON DANCE, MAY 6-7, 2022

-TEACHER APPRECIATION LUNCHEIONS, MAY 26-27, 2022-COUNTRY LOVE-\$1,350

-WELL #1 REPAIR ASSESSMENT-SPLOST VIII-DONALD SMITH COMPANY-\$7,500

-GDOT TRANSPORTATION ALTERNATIVES PROGRAM TASK ORDER#2 MOA-TSPLOST-\$78,163.50

-GEORGIA RURAL WATER SPRING CONFERENCE-PWD WILLIE JONES

-POLICE CHIEFS' SUMMER CONFERENCE-CHIEF TERRY DAVIS

-HEALTH INSURANCE RENEWAL-ANTHEM

-CONNECTION REPAIR FOR HOTEL-SPLOST VIII-LITTLE RIVER
CONTRACTORS-\$7,176

THE MEETING WAS ADJOURNED AT 7:00 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN